

BALTIMORE METROCENTER SURVEY

SURVEY NO.: B-1145

AREA: Financial District

MAGI NO.: 0411455711

Address: 11-13 East Fayette Street
Current Name: Macht Building

Block: 635 Lot: 2 Lot size: 25 ft. x 113 ft.
Height: 5 Materials: granite
Condition: Excellent Owner: Philip Macht & Sophia Macht
Use: Commercial Accessible: Yes, unrestricted
Designation: Liber/Folio: RHB 2412/212



Historic Name: Macht Building
Date: 1908
Architect/Builder: A.L. Forrest
Style (if appropriate):

Description: The Macht Building is located at 11-13 East Fayette approximately mid way between Charles and St. Paul on the south side of Fayette Street. The building is two bays wide and five stories high with a smooth, rusticated white granite facade from the second story through the fourth story. The first story facade is made of white marble and the fifth story is a mansard roof. The Macht Building features a pronounced cornice, enriched Ionic entablature, various moldings including Greek fretwork and a pedimented and arched portal. Elaborate details such as cartouches, consoles and brackets with termini, lion heads, shields, and swirling floral, lead and scroll ornamentation add to the overall grandiose appearance of the Macht Building. Presently the Macht Building is occupied by the Welsh Construction Company and the Regional Management Inc.

Significance:

Area: architecture

Level: local

The Macht Building is one of the most architecturally unique, smaller commercial structures in downtown Baltimore. The Macht Real Estate and Banking business located in this building was founded by Ephraim Macht, the first Jewish real estate broker in Baltimore, according to the Baltimore News Post on December 27, 1944. The business is one of the oldest real estate and construction businesses still practicing in Baltimore and has been in the Macht Building since 1908. Macht Real Estate and Welsh Construction Company contributed greatly to urban development in Baltimore during the 20th century by building over eight thousand homes. The Macht Building is one of the first buildings A.L. Forrest designed in Baltimore and is one of few such well preserved, exuberantly detailed, smaller commercial buildings left in the Financial District. The Macht Building's most distinctive architectural feature is its mansard roof which is one of only three built on a commercial building in the city after the fire of 1904. Other elaborate details of the Macht Building include enriched Ionic entablatures, Greek fretwork, an elegant arched portal, cartouches, enriched consoles, termini and lion heads. Few commercial buildings in downtown Baltimore are adorned with such beautiful details as the Macht Building. Its condition is excellent and the building has had no significant exterior changes since it was built in 1908.

Sources: BDR 3/22/1908**Surveyor and Date:** Caroline Hardy, August 1985

Maryland Historical Trust State Historic Sites Inventory Form

Survey No. B-1145

Magi No. 0411455711

DOE ☐ yes ☐ no

1. Name (indicate preferred name)

historic The Macht Building

and/or common " "

2. Location

street & number 11-13 East Fayette Street ☐ not for publicationcity, town Baltimore ☐ vicinity of ☐ congressional districtstate Maryland ☐ county

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

4. Owner of Property (give names and mailing addresses of all owners)

name Philip Macht & Sophia Macht (trustee)

street & number 11-13 East Fayette telephone no.: (301) 539-2370

city, town Baltimore state and zip code Md., 21202

5. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore City Courthouse liber RHB 2412-

street & number Fayette and Calvert Streets folio 212

city, town Baltimore state Maryland

6. Representation in Existing Historical Surveys

title

date ☐ federal ☐ state ☐ county ☐ local

depository for survey records

city, town state

7. Description

Survey No. B-1145

Condition

☒ excellent
☐ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☒ unaltered
☐ altered

Check one

☒ original site
☐ moved date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

SUMMARY OF DESCRIPTION

The Macht Building is located at 11-13 East Fayette approximately mid way between Charles and St. Paul on the south side of Fayette Street. The building is two bays wide and five stories high with a smooth, rusticated white granite facade from the second story through the fourth story. The first story facade is made of white marble and the fifth story is a mansard roof. The Macht Building features a pronounced cornice, enriched Ionic entablatures, various moldings including Greek fretwork and a pedimented and arched portal. Elaborate details such as cartouches, consoles and brackets with termini, lion heads, shields, and swirling floral, lead and scroll ornamentation add to the overall grandiose appearance of the Macht Building. Presently the Macht Building is occupied by the Welsh Construction Company and the Regional Management Inc.

GENERAL DESCRIPTION

The first story of the Macht Building has a facade of white marble and an elegant main entrance on the west side of the elevation. A large segmental arch projects above the doorway flanked by Ionic columns. The recessed archway features simple geometric molding with a shield detail containing the name Macht Building and swirling scroll details around it. A curved pediment appears above the arch over the main portal. Directly to the east of the main entrance, there is a large rectangular window extending the height of the first floor, approximately five feet high. A black wooden frame surrounds the window above a projecting granite base. Above the window a simple stringcourse with two small grotesques runs along the facade. Dividing the original storefront from the upper story office space is a band of Greek fretwork about two feet wide which runs the entire width of the building. On the west corner of the facade, this fretwork is partially hidden by the projecting arch above the main entrance.

There is no exterior division between the second and the third stories. The facade is a smooth rusticated, white granite on either side of the second and third story central windows. A large rectangular, three part, slightly bowed window appears on the second floor in the center of the facade. Various moldings and two narrow attached Ionic columns divide the window panes and extend up to the third story windows. The three part, second story window transom is made up of a row of small rectangular window panes. These smaller windows are separated by the larger panes below by two projecting stringcourses. Above the second story window, elaborate scroll details appear with a shield in the center. These details are flanked by a vertical design on the facade which gives the appearance of a four foot wide attached balustrade with two small finials at the top in the center.

(continue, please)

8. Significance

Survey No. B-1145

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates

Builder/Architect

check: Applicable Criteria: ☒ A ☐ B ☒ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

SUMMARY OF SIGNIFICANCE

The Macht Building is one of the most architecturally unique, smaller commercial structures in downtown Baltimore. The Macht Real Estate and Banking business located in this building was founded by Ephraim Macht, the first Jewish real estate broker in Baltimore, according to the Baltimore News Post on December 27, 1944. The business is one of the oldest real estate and construction businesses still practicing in Baltimore and has been in the Macht Building since 1908. Macht Real Estate and Welsh Construction Company contributed greatly to urban development in Baltimore during the 20th century by building over eight thousand homes. The Macht Building is one of the first buildings A.L. Forrest designed in Baltimore and is one of few such well preserved, exuberantly detailed, smaller commercial buildings left in the Financial District. The Macht Building's most distinctive architectural feature is its mansard roof which is one of only three built on a commercial building in the city after the fire of 1904. Other elaborate details of the Macht Building include enriched Ionic entablatures, Greek fretwork, an elegant arched portal, cartouches, enriched consoles, termini and lion heads. Few commercial buildings in downtown Baltimore are adorned with such beautiful details as the Macht Building. Its condition is excellent and the building has had no significant exterior changes since it was built in 1908.

HISTORY AND SUPPORT

Ephraim Macht (1866–1941) was the founder of Baltimore's Macht Real Estate and Banking business in 1891. Macht came to Baltimore in 1886, from what is now East Germany, and in five years of selling hats and doing other various jobs he was able to start his own business. The Real Estate business was booming and Macht began like several other developers to buy up old houses and inexpensively renovate them for resale or rental. In addition to his real estate and banking business, Macht began building homes in 1911 after his formation of the Welsh Construction Company. The name Welsh came from an Irish clerk named John Welsh and was used because of a harsh period of anti-semitism in Baltimore during the first quarter of the 20th century.

(continue, please)

9. Major Bibliographical References

Survey No. B-1145

(SEE ATTACHED SHEET)

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

Quadrangle scale _____

UTM References do NOT complete UTM references

A

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Zone Easting NorthingB

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Zone Easting NorthingC

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D

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E

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F

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G

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H

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Verbal boundary description and justification _____

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Caroline Hardy, Historical Preservation Analyst

organization Comm. for Hist. & Arch. Pres. (CHAP) date April, 1985

street & number 606 Tower Suites, 118 N. Howard St. telephone 396-4866

city or town Baltimore state Maryland 21201

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

Above the bowed or swelled window, the third story has two part, rectangular windows with a transom bar and small rectangular window panes above. Flanking the upper part of the third story windows are elaborate end brackets with protruding faces supporting the cornice above. The console end brackets are detailed with floral and wreath details.

Dividing the third and fourth story is a heavy protruding cornice containing dentils, heavy modillions, and a wide band of geometric molding in the fascia. The words, "Macht Building," appear in the freize with bead and reel molding above it and a narrow stringcourse below the sign. On the fourth story is a central dormer with a central mullion and a transom bar under a segmental arch. Flanking the fourth story window are two termini extending above the height of the window. Also flanking the termini are two lion heads with floral and leaf details. A narrow unadorned, projecting cornice flanks the dormer window below the two lion heads. Below these cornices also flanking the fourth story window are two segmental, recessed arch details with rectangles behind them containing floral details.

The one over one, fifth story, segmental arched, windows commence above the lion heads and flank the large recessed, semi-elliptical, broken arch which creates a niche for the large elaborate cartouche. The fifth story windows also have curved pediments above them. The two termini serve as the end brackets to the arch. A small lion head appears at the base of the cartouche with exhuberant scroll and floral details around the cartouche and an elaborate keystone console above it. The material of the fifth story mansard roof appears to have a discolored copper finish. The entire fifth story facade is recessed back behind the main facade as a part of the mansard roof. Projecting, grey granite blocks, approximately three feet wide, line the edge of the fifth story facade and extend up above the roofline approximately three feet high like chimneys. A band of coping runs across the roofline at the top of the mansard roof. The entire exterior facade of the Macht Building has been virtually unchanged since it was built in 1908 and it is in excellent condition.

MACHT BUILDING

History and Support, cont'd.

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Gradually the Macht Real Estate and Banking business and the Welsh Construction business merged to form the Welsh Construction Company serving all the functions. Macht made a tremendous contribution to Baltimore with the enormous quantity of row housing he and later his son and nephew built in northeast and northwest Baltimore. The Macht Real Estate and Welsh Construction Company built in the late 1940's and 50's alone, approximately one thousand homes a year. The Welsh Construction Company is still family run today and develops both residential and commercial buildings throughout the Baltimore Metropolitan area. Macht's first rowhouse development was Easterwood Park. After 1944, Macht's son and nephew carried on the business and bought out the Frank Novak Realty Company. Presently, the Welsh Construction Company is still operating from the Macht Building on East Fayette Street where it has been since 1908.

Originally the Macht Company was located in the Equitable Building, which was the finest office building in the city in the 1890's. In 1904 the Macht Company temporarily moved to the Hoen Building after the Baltimore Fire damaged the Equitable Building, returning to the Equitable Building after it was refurbished. By 1905, Ephraim Macht was successful enough to start plans to build his own office building at 11 and 13 East Fayette Street, which was completed by 1908.

The Macht Building was built by an English-born architect, Alfred Lowther Forrest. Forrest came to the United States in 1898 and practiced first in Boston and in New York where he worked in the office of James E. Ware and C.P.H. Gilbert. After 1904, Forrest was associated with the firm of Baldwin and Pennington in Baltimore, where he worked for many years as an architectural designer. At the same time, Forrest gradually went into business for himself and eventually had an office in Baltimore and later in Frederick, Maryland. The architectural contributions Forrest made to the city of Baltimore include the New and Victoria theatres, the Purnell Art Building (B-2092) and the Anneslie apartments (B-1563).

Architecturally, the Macht Building is significant for its mansard roof which is one of only three mansard roofs built in the city after the Baltimore Fire. In addition, the Macht Building features such architectural details as enriched Ionic entablatures, a beautifully embellished arched portal, Greek fretwork and other moldings, cartouches, elaborate consoles, termini, lion heads and elegant scroll, floral and leaf details. The Macht Building stands out as one of the finest, most elaborately adorned commercial structures in Baltimore. In addition, the Macht Building is one of the best preserved, smaller commercial structures in the Financial District. Overall the building adds to the historic character of the financial district and serves as a model for the proper care and maintenance needed for small commercial structures in this area.

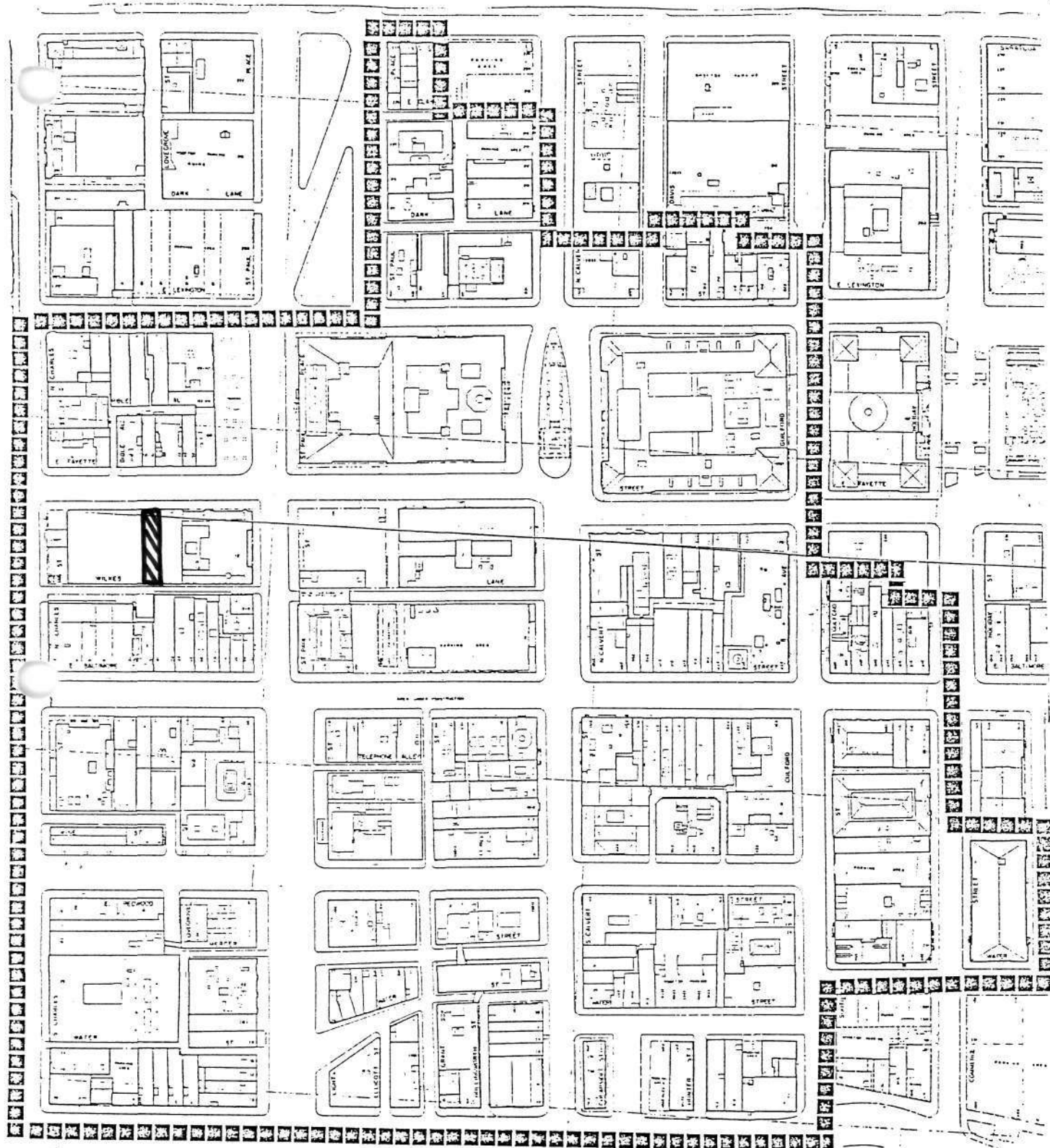
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Englehardt, George, The Book of It's Board of Trade, Baltimore, 1895, p. 178.

Jones, Carleton, "Taxes on the Air Above the Roof", Baltimore Sun, March 19, 1922.

Hayward, Mary Ann, Rowhouse Exhibit at Peale Museum.

Percentenary History of Baltimore, vol. 2., Chicago, S.J. Clarke Publishing Company, 1925, p. 963.

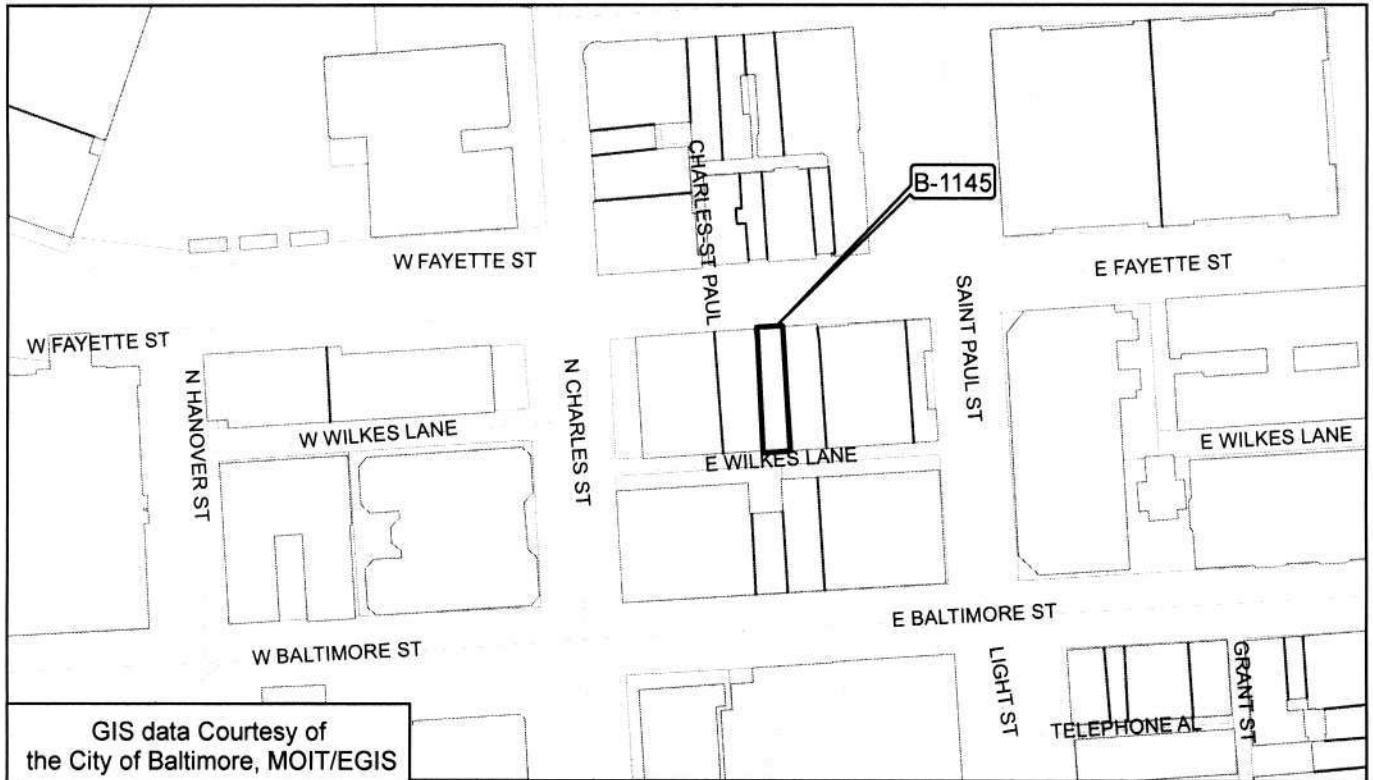


Baltimore Financial District Survey
Baltimore (City), Maryland



B-1145 Macht Building
11-13 East Fayette Street

B-1145
Macht Building
11-13 E. Fayette Street
Block 0635, Lot 002
Baltimore City
Baltimore East Quad.





B-1145

Macht Building
11-13 East Fayette Street
Financial District - Metrocenter Survey
Baltimore (City), Maryland
Photo: Fred B. Shoken
Date: October 1983
Neg. Loc.: Maryland Historical Trust
North Elevation



B-1145

Macht Building
11-13 East Fayette Street
Financial District-Metrocenter Survey
Baltimore (City), Maryland
Photo: Caroline Hardy
Date: July 1985
Neg.loc.: Maryland Historical Trust
South elevation



B-1145

Macht Building
11-13 E. Fayette Street
Financial District-Metrocenter Survey
Baltimore (City), Maryland
Photo: Caroline Hardy
Date: July 1985
Neg.loc.: Maryland Historical Trust
Detail main entrance north elevation



B-1145

Macht Building
11-13 E. Fayette Street
Financial District- Metrocenter Survey
Baltimore (City), Maryland
Photo: Caroline Hardy
Date: July 1985
Neg.loc.: Maryland Historical Trust
Detail second story window